

HOUSECLUB
ESTATE AGENCY

36 Swallow Close, Bolton Le Sands, Carnforth, LA5 8BN

Offers in the region of £280,000









The Location

Bolton-le-Sands is one of North Lancashire's most desirable villages, combining the charm of semi-rural living with excellent everyday convenience. For young families, the village offers a warm and welcoming community with well-regarded primary schools, local nurseries, and nearby secondary options in both Lancaster and Carnforth. Everyday essentials are close at hand, with local shops, a post office, cafés, and traditional pubs all within easy reach.

For professionals and commuters, the location couldn't be more practical. Excellent road connections via the A6 and M6 motorway provide quick access to Lancaster, Morecambe, Preston and beyond, while Carnforth train station offers regular rail services. At the same time, the village itself retains a peaceful atmosphere, making it an ideal escape after a busy working day.

Bolton-le-Sands is also a haven for outdoor enthusiasts. The Lancaster Canal runs through the village, offering scenic walking and cycling routes, while the nearby coastline of Morecambe Bay provides stunning views and opportunities for family days out. The surrounding countryside is perfect for weekend adventures, whether that's a stroll with the dog, exploring with children, or enjoying more active pursuits. With its mix of community spirit, natural beauty and excellent transport links, Bolton-le-Sands is perfectly placed for modern family and professional life.

Let's Look Inside

The ground floor opens with an entrance hall to store coats and shoes with an internal door through to the modern ground floor WC, a valuable feature for small children and visitors. The entrance hall leads into the bright and spacious contemporary living room at the front of the house. With a large double glazed window, fresh grey carpeting, and space for a wall-mounted TV and entertainment unit, it's an inviting space to unwind and relax in the evenings. To the rear sits the contemporary kitchen diner, complete with new laminate flooring, generous cabinetry and worktops, and integrated appliances including a Lamona oven and four ring gas hob. A sink and drainer sits beneath the double glazed window that takes in views of the rear garden. French doors open directly to the garden, creating a natural flow for summer entertaining and family life.

Upstairs, the home provides three comfortable bedrooms and a modern family bathroom. The main bedroom overlooks the garden and offers ample space for a double bed and wardrobes with contemporary styling in keeping with the rest of the home. A second, equally well-proportioned double bedroom sits to the front of the house, with space for a double bed, desk and drawer units affording you flexibility in its configuration. The third single bedroom provides a versatile space ideal for a home office, nursery or hobby room, or as a spare bedroom perfect for guests or children. The attic can be accessed through a hatch in the ceiling of the third bedroom and has part boarding and a fitted ladder making it a valuable space for long term storage and bulkier items. The bathroom has been updated in recent years and includes a P-shaped bathtub with overhead shower, pedestal sink, low flush toilet and heated towel rail, all finished with a fresh and modern feel, making it a pleasure to get ready in each day.

Step Outside

The landscaped rear garden is designed with both relaxation and practicality in mind, with the current owners creating a large, flat outdoor space making it accessible and useable. A raised decking area is perfect for outdoor dining, while the large artificial lawn provides a safe, low-maintenance play space for children and pets. To the front of the home, a driveway offers off-road parking, complemented by a tidy frontage with artificial lawn and established planting for added kerb appeal.

Additional Information

Freehold
Council Tax Band C
2015 build
EPC rating 'B'
There are some standard restrictive covenants in place. In summary, the covenants restrict certain uses of the property - such as running a business, keeping livestock, erecting additional buildings or structures without consent, placing certain vehicles in front of the property, installing satellite dishes (within the first five years), and putting up advertising boards. There are also obligations not to obstruct communal areas and not to interfere with service verges. These covenants are enforceable by both the original developer and the development's Management Company.

There are liabilities associated with the private (unadopted) road. Owners must contribute to the maintenance and repair of the Communal Accessway, drains, lighting, and other shared infrastructure. 2025-2026 - £288.04.

Room Sizes

Living Room
14'2" x 13'6" (4.34 x 4.12)

Kitchen Diner
16'9" x 10'7" (5.13 x 3.25)

WC
5'7" x 3'6" (1.71 x 1.07)

Bathroom
6'9" x 5'10" (2.07 x 1.78)

Bedroom 1
13'6" x 10'1" (4.12 x 3.08)

Bedroom 2
11'3" x 10'1" (3.43 x 3.08)

Bedroom 3
9'1" x 6'5" (2.77 x 1.97)

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase

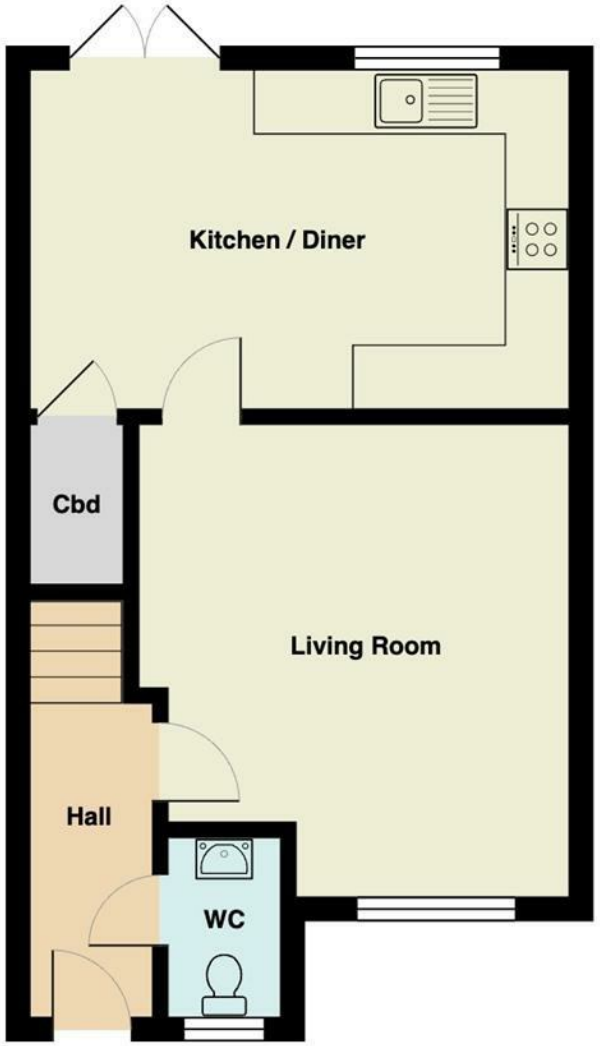


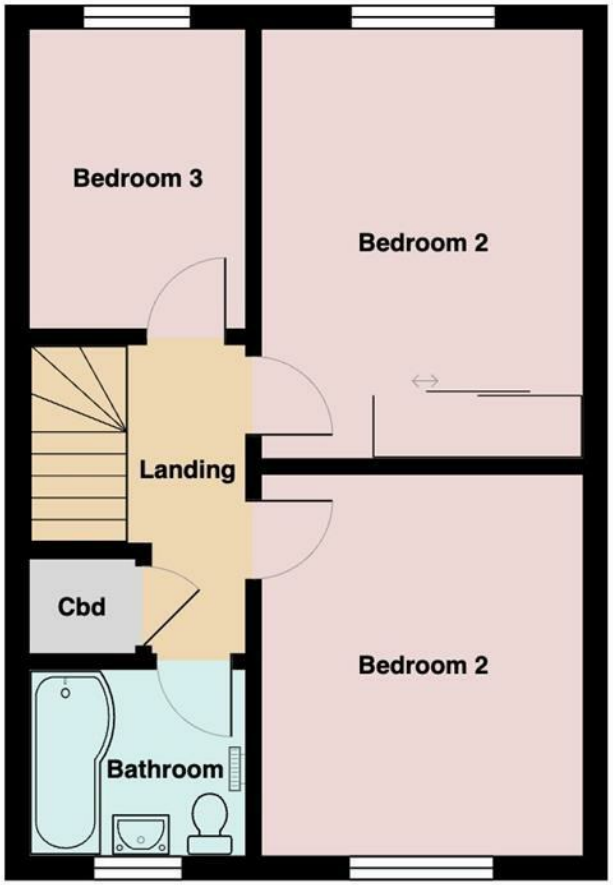




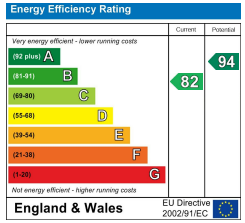








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